



# PORT OF KENNEWICK SPECIAL COMMISSION MEETING

APRIL 19, 2018 MINUTES

## CALL TO ORDER

Commission President Thomas Commissioner Moak called the Special Commission Meeting to order at 6:00 p.m. in the Tri-Cities Business and Visitor Center, Bechtel Board Room, located at 7130 West Grandridge Blvd., Kennewick, Washington 99336.

### The following were present:

**Board Members:** Thomas Moak, President  
Don Barnes, Vice-President  
Skip Novakovich, Secretary

**Staff Members:** Tim Arntzen, Chief Executive Officer  
Tana Bader Inglima, Deputy Chief Executive Officer  
Amber Hanchette, Director of Real Estate and Operations  
Nick Kooiker, Chief Financial Officer/Auditor  
Larry Peterson, Director of Planning and Development  
Bridgette Scott, Executive Assistant  
Lucinda Luke, Port Counsel  
Kandy Yates, Marina Manager

## PLEDGE OF ALLEGIANCE

Commissioner Moak led the Pledge of Allegiance.

Commissioner Moak thanked the City of Kennewick City Council and staff for their continued partnership, support, and assistance with the Vista Field Master Plan and redevelopment efforts. Commissioner Moak expressed his gratitude for the Port's architecture firm, DPZ Partners, who have been part of the Vista Field vision since 2012. Commissioner Moak outlined the meeting expectations and stated the public will have an opportunity to ask questions and provide feedback.

Mr. Arntzen, Chief Executive Officer of the Port of Kennewick, thanked the community for attending the Special Meeting and stated Mr. Peterson, Director of Planning and Development will be presenting conceptual sketches of Vista Field, which encompasses the vision of the community over the past four years. Furthermore, Nick Kooiker, Chief Financial Officer will discuss the potential finance plan for Vista Field Phase 1A. Mr. Arntzen will review the prospective time line for construction; however there are several factors still in play which will determine the final construction plan. Lastly, Mr. Arntzen will discuss the Port and the private sector investment.

## VISTA FIELD PHASE ONE DESIGNS/PLANNED INFRASTRUCTURE

Mr. Peterson, Director of Planning and Development, presented the conceptual sketches (*Exhibit 1*) of Vista Field which convey the ideas and concepts involved. Mr. Peterson emphasized that the buildings

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will not look exactly like the sketches but these are conceptual the development is significantly different than what is currently available in our community.

Commissioner Moak opened the meeting for public comment at 6:23 p.m. and invited the public to view the conceptual sketches.

## PUBLIC COMMENT

Christine Weitz, River Reality, 3801 South Zintel Way, Kennewick. Ms. Weitz stated during the 2014 Charrette, Andres Duany spoke about “pink tape,” instead of “red tape”, which allows for a general building code, as long as it is defined. Ms. Weitz stated the permit process will take time and inquired if builders will be able to obtain a permit and begin construction at a quicker pace.

Mr. Arntzen stated Port and City of Kennewick staff met on a regular basis to discuss every detail of Vista Field, including zoning requirements. The City’s willingness to revise zoning and address special elements for Vista Field allowed the Port to create the community’s vision.

Mr. Peterson stated the concept behind the pink zone is to reduce the red tape and increasing the predictability for the development community is important. The following items have been addressed to reduce the amount of variables for construction:

- The City created the Urban Mixed Use (UMU) zoning district (applies at Vista Field and Kennewick Waterfront);
- A ten-year transportation mitigation plan, which allows for the Port and City to resolve traffic issues on certain streets
- The Port and City addressed fire flow and emergency access safety issues.

Mr. Peterson thanked City staff for all of their time and effort in the two year process, to outline the specific requirements for Vista Field. The documents will assist the development community; however, the Port moved far past the red tape, but not quite a true pink zone.

Dennis Arter, 4004 South Irby Street, Kennewick. Mr. Arter inquired if there will be paths for bicycling, jogging and walking.

Mr. Peterson stated the complete street concept includes vehicle lanes, bicycle lanes and areas for pedestrians. Vista Field will be a slow moving development with travel lane speeds of 20 MPH or less.

Kathleen Conaway, 2540 Prestwick Drive, Richland. Ms. Conaway inquired if the residential area will have a home owners association and if the homes will have any division and/or privacy.

Commissioner Moak indicated there will be a home owners association for the residential area.

Mr. Peterson stated the maximum lot size for a single family home is 5,000 square feet and the proximity of the residential houses will be very close together.

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Davin Diaz, 5143 Owl Court, West Richland. Mr. Diaz thanked the Port for their vision and for pushing the boundaries of the defined residential and commercial space in the Tri-Cities. Mr. Diaz believes the Port should be applauded their leadership and their determination to bring the community's plan to fruition. Mr. Diaz inquired about the Port's intended time line for development and if there are plans for public art and visual arts.

Commissioner Moak stated the Commission implemented an Arts Policy which defines the Port's intent to fund public art with a percentage of land sales.

Mr. Arntzen stated the time frame of Vista Field is challenging because the Port needs to finalize the construction documents and then submit the documents to the City for review and comment. Mr. Arntzen stated if there aren't any major issues or concerns with the construction documents, the Port would likely bid the infrastructure and landscaping of Phase 1A fall of 2018, with construction completed in July 2019. Mr. Arntzen appreciates that the community embraces the arts and stated if the Port is able to obtain some good bids, and if there is extra funds remaining, the Port could potentially install an art object at the entrance of the development.

Sean Saget, 5826 West Metaline Avenue, Kennewick. Mr. Saget stated during the Charrette, a community center was discussed and Mr. Saget inquired if a community center was planned for Vista Field. Additionally, Mr. Saget inquired if there will be provisions for bicycle parking and electric vehicle (EV) charging stations.

Commissioner Moak does not recall a community center specifically programmed for the development, outside of the Vista Arts Center and stated at this time, a community center is not planned.

Mr. Peterson stated in the land use matrix, in the overall build out, approximately 30,000 square feet will be considered community space, which includes churches. A space has not been specifically identified as a community center.

Mr. Peterson stated the Port will include EV charging stations and bicycle parking throughout the development in strategic locations.

Mr. Saget prefers modern architecture and appreciates the vision of the Vista Arts Center but believes stucco is overused in the Tri-Cities. Mr. Saget inquired if the principals of New Urbanism will be applied in future aspects in City planning in the Tri-Cities.

Mr. Peterson believes the City's UMU zoning and the idea of New Urbanism will begin to grow throughout Kennewick and stated it makes economic sense.

Commissioner Moak appreciates Mr. Saget's comments and stated the sketches are conceptual. The Port's intent is to create different types of styles that meet the criteria and the atmosphere and New Urbanism can be a mix of traditional and modern.

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Jose Chavallo, 5927 West Quinault, Kennewick. Mr. Chavallo stated if the residential lots are 5,000 square feet, will the Port have a stipulation which will deter buyers from purchasing four to five lots to build one home.

Mr. Peterson stated the zoning ordinance stipulates that a building permit will not be issued for a single family dwelling on a lot over 5,000 square feet. The Port may sell 10,000 square feet but the permit would allow for a multi-family dwelling or commercial property.

Vic Epperly, 8930 West Canyon Place, Kennewick. Mr. Epperly inquired who would be maintaining the private streets and the long water stream.

Mr. Peterson stated Washington legislature recently adopted the Common Ownership Interest Act, which bundles state-wide condo regulations and the home owners association (HOA) to address mixed-use zoning. The private alleys and residential woonerf's, landscaping and maintenance will be maintained by an HOA organization. Mr. Peterson stated the water stream will be maintained by the residents and businesses as well.

Ginger Wireman, 2435 Michael Avenue, Richland. Ms. Wireman stated in the concept of a woonerf, the alleys replace the driveway and a homeowner would be responsible for maintaining their driveway. Ms. Wireman encouraged the attendees to read *Happy City* and *Suburban Nation*, which speak to how these types of neighborhoods function.

Ryan Bailey, 3213 Luna Drive, Pasco. Mr. Bailey stated many Tri-Citians travel to Seattle or Portland for excitement and inquired if the development would be like a city that never sleeps, open to everyone for entertainment or community events, or is it primarily for the residents that live in the development.

Commissioner Moak believes there will be something for everyone, but initially it may not be open 24 hours a day.

Mr. Peterson stated the concept behind New Urbanism is that stores and restaurants do not close at 5:00 p.m. and the neighborhood goes dark. The Port is investing in the infrastructure and will lean on the private development to extend business hours to create the vibrancy of a downtown. Mr. Peterson stated the public spaces and water stream would be open 24 hours.

Commissioner Moak stated Vista Field is part of the vibrant center of the Tri-Cities and is part of the Toyota Center, the Convention Center and the main retail and restaurant hub of the Tri-Cities. The location of Vista Field, in proximity to the existing hospitality/retail amenities will drive the vibrancy of the development.

Mr. Arntzen stated Mr. Duany indicated that Vista Field will be built for the younger generation and stressed the importance of speaking to young kids about what they want to see in the Tri-Cities. It is important to build Vista Field with vibrancy and create that cool atmosphere, to keep that generation excited about the Tri-Cities so they will want to stay here, instead of moving to Seattle, Portland or Boise.

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Commissioner Barnes stated the concept for Vista Field is live, work, play, it makes better use of the resources and space, and creates the vibrancy because the community will live, works, and play there.

Anna “Dee” Boyle, 1909 West Second Avenue, Kennewick. Ms. Boyle stated the Port is constructing the infrastructure; however, is there a strategy that will be implemented to screen businesses that will create vibrancy in Vista Field.

Commissioner Moak stated the Port diligently created a plan that outlines a specific way of working with developers for Vista Field.

Mr. Arntzen stated the Commission created the Collaborative Design Process, by which the private sector developers and builders have an opportunity to present a concept to the Port staff. Staff will determine whether the concept fits with the overall vision of Vista Field prior to presenting to the Commission.

Ms. Boyle inquired if there was a strategy or board in place for commercial businesses and industries which outline the guidelines for tenants, to ensure that they fit the community.

Mr. Arntzen stated the Commission will be reviewing the proposals to determine if the project fits Vista Field, after they receive input from staff and the DPZ team.

Commissioner Novakovich stated the Commission purposely stayed out of the process so that the community could come up with the vision for Vista Field. The Commission is extremely committed to bring the community’s plan to fruition, which is reflected in the Vista Field Master Plan and Port policies.

Lori Mattson, 8812 West 5<sup>th</sup> Avenue, Kennewick. Ms. Mattson commended the Port for the thoughtful process to develop Vista Field. A few years ago, Visit Tri-Cities, TRIDEC, and the Tri-City Regional Chamber of Commerce did a regional branding study where the community asked for a town center, walkability, a performing arts center and locally owned businesses. Although Vista Field redevelopment was already in process, Ms. Mattson feels the Port really took the study to heart and created a community vision. Ms. Mattson stated there is a huge opportunity at Vista Field for our community and commended the Port Commission and staff for all of their work.

Vonnie Ashland, 100426 Canyon View Drive, Kennewick. Ms. Ashland inquired if there will be an outdoor pavilion for summer concerts or summer theater and when will the community be offered the opportunity for pre-sale on homes or lots.

Commissioner Moak stated in Phase 1A, the Port will not be constructing an outdoor pavilion.

Mr. Peterson stated in Phase 1A, with the pop-up retail, the three hangars and water feature, there might be an opportunity for a small stage. At full build out, the Charrette documents outlined areas for two pavilions in the public park area. Furthermore, the Port cannot sell a lot or offer to sell a lot on an unrecorded plat; however, once the Port opens bids, staff should be able to narrow down a time frame to sell lots.

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Bobbie Wilson, 920 South 5<sup>th</sup>, Pasco. Ms. Wilson appreciates what the Port has accomplished since the Charrette and inquired where the quiet area resides in the midst of the mixed-use urban area.

Commissioner Moak stated there is a lot of opportunity for quiet within the open space courtyards.

Mr. Peterson stated the main thoroughfare will encompass the vibrancy and activity, whereas the residential shared streets will be less active.

Commissioner Barnes stated there will be small pocket parks interspersed throughout the development, rather than one large central park in the residential area.

Mr. Peterson stated there are multiple, smaller pocket parks identified throughout the site; near the Quay Extension, the northeaster portion of the site, and small segments of green throughout the residential Woonerfs, public lawns and yards and a community garden.

Brian Malley, 2307 Franz Court, Richland. Mr. Malley inquired how many phases are there for full build out.

Mr. Peterson stated the Vista Field Master Plan and Development Agreement with the City of Kennewick identified eight phases. The Port will begin development with the center phase and work from the center of the development out. The timeline of the project will be based on the speed of development and success of Phase 1.

Ken Hohenberg, Kennewick Chief of Police. Chief Hohenberg relayed a message from City Manager, Marie Mosley, who is out of town. Chief Hohenberg thanked the Port Commission for their diligent work on Vista Field. The Port of Kennewick has a proven track record, which can be seen on Clover Island and along Columbia Drive with the Urban Wine Village. There is a lot of trust between the Port Commission and City Council and the staffs. Chief Hohenberg has had the opportunity to work with Mr. Arntzen and Mr. Peterson, and indicated the City is very excited and supportive of Vista Field. Chief Hohenberg extended this thanks to the Port Commission and staff on Vista Field.

Commissioner Moak stated the appreciation goes both ways. What the Port has accomplished in the last five years is due to the City, Port and community working together. The Port is writing new chapters, and the City is changing codes, and together, we are doing everything different than what has happened over the last sixty years. Vista Field is a lot of different people, at a lot of different levels, working together.

Marla Bosely, 1006 North Nevada Street. Ms. Bosely sees a lot of hardscape and inquired if the long stream brook will be a run-off area or a self-contained and pretty. Furthermore, is the retention pond going to be more like the pond down at the main park or a retention pond that will be hidden?

Mr. Peterson stated the water feature throughout the site is self-contained, continuous water feature that will be chlorinated. When the Vista Arts Center is constructed, there will be a small ribbon of water

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crossing the site and back into the pond. The Pond is not a retention pool and it will not be fenced off, and will be pleasing to the eye.

No further comments were made.

Commissioner Moak introduced Nick Kooiker, Chief Finance Officer, who will be speaking about the financing plan for Vista Field Phase 1.

Mr. Kooiker stated over the past several years the Commission and staff have been discussing a finance plan for Vista Field. The Port has an approved Master Plan and is currently working on completing the biddable construction documents; however, we cannot move forward on the finance plan until the construction documents are complete. Mr. Kooiker stated the community will not pay additional for the construction of Vista Field and anticipates that Phase 1 will cost approximately \$5,000,000-\$7,000,000. The Port's current levy is .33 cents per \$1,000 assessed value and that rate will not increase with the development of Vista Field. The Port will take out a \$5,000,000 private bank loan and will budget the difference in the 2019-2020 budget. For future phases, the Port will use the "pay as you go" approach, where the Port will pay off the \$5,000,000 loan and then grow funds through land sales and leases, then construction can begin on the next phase. This is a sustainable finance plan for the Port where the tax payers are not burdened by new taxes or debt payments.

Mr. Arntzen appreciates Mr. Kooiker reviewing the finances and stated the Port will take out a very conservative loan to finance Phase 1, with the hopes of retiring the debt early. Mr. Arntzen stressed that the Port will take a "pay as you go" approach and there will not be an increase in taxes. The Port is partnering with the City of Kennewick and is looking for other partners to assist with Vista Field.

Commissioner Novakovich stated when he became a Commissioner, he inquired about the tax structure and how the Port pays for projects. Over the past ten years, the Port's levy rate has decreased for home ownership, and the equity in the Port has tripled. That bodes well, because the Port can handle the debt and is going to "pay as we go" and not raise taxes.

Commissioner Barnes expressed his excitement that the Port has reached this point in the Vista Field redevelopment process. April 17, 2013, the Commission met in this room and made the decision to close Vista Field and redevelop the property. Since that decision was made over five years ago, the Commission listened to our community and our consultants and embarked on a very ambitious project. The Port will construct the basic infrastructure and then work with the private sector through a process, where developers and builders will construct the homes and businesses. Commissioner Barnes stated the positive impacts to our community will be immeasurable. As Ms. Mattson stated earlier in the meeting, the study indicated three major deficiencies in the Tri-Cities: lack of an urban center, lack of arts/culture and not enough small locally-based/branded businesses. If Vista Field is done well, it will address the three major deficiencies that were identified in the study. Commissioner Barnes thanked the public for attending and encouragement.

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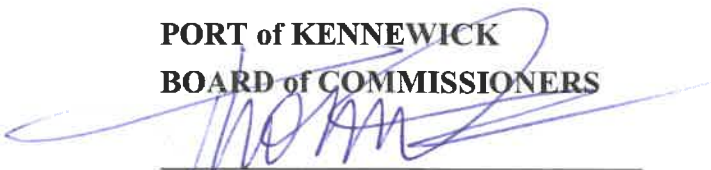
Commissioner Moak stated the Commission did not want to simply rush to break ground early on in the process, but wanted to take things slowly and get it right to determine the communities' vision. Commissioner Moak stated he may not see the full build out of Vista Field, but it will eventually happen and it will be there for a lot of people who will come after us. The Commission and staff hope to shepherd one of the greatest developments in the history of the Tri-Cities. Commissioner Moak is honored to be a Port Commissioner and honored to work with his colleagues and staff and our community to bring this project to fruition. The Port needs the public to continue to hold us true to the vision, to continue to ask the tough questions and make sure that the Port has the livable, bikeable, walkable community of vibrancy that the public has asked for. This is your project and as Commissioners, we are pleased to shepherd that project. Commissioner Moak expressed his appreciation for those coming out tonight and for the work by staff and Mr. Peterson, who answered all of the tough questions. Commissioner Moak hopes that the Port will break ground later this year and looks forward to everyone attending that event.

## ADJOURNMENT

With no further business to bring before the Board; the meeting was adjourned 7:42 p.m.

### **APPROVED:**


**PORT of KENNEWICK  
BOARD of COMMISSIONERS**



Thomas Moak, President



Don Barnes, Vice President



Skip Novakovich, Secretary

**EXHIBIT 1**











